



Avondale Road, Wimbledon SW19 8JX

Guide Price £859,950 Freehold

3 2 1

- EPC EER D
- Period Terrace House
- 0.7 Miles from Wimbledon Mainline Station

- Stunning Kitchen/ Family Room
- Landscaped West Facing Rear Garden
- Excellent Decor Throughout



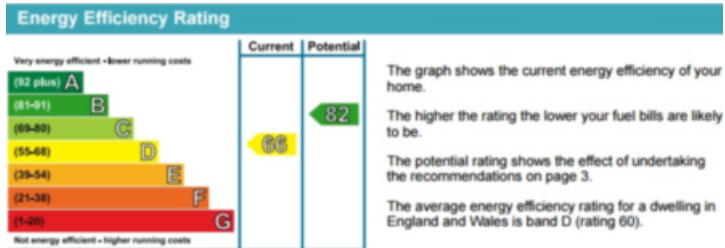
Property Details

A superbly presented three double bedroom house situated within this highly desirable tree lined residential road 0.7 miles from Wimbledon Mainline station & District line tube and 0.3 miles from Haydons road Thameslink station.

This well maintained property has been carefully improved by the current owners creating a large kitchen/ extension and full sized loft extension. With 1218 SQFT of floor space the property benefits from a 17' square kitchen/ family room that boasts bi-folding doors, a high spec kitchen with Corian work tops, double sinks, two Neff ovens, a 5 ring gas hob, integrated microwave and twin drawer dishwasher. This bright & airy home further features a West facing rear garden, down stairs WC and with a fourth bedroom/ study we feel this property would make the ideal family home.

The accommodation comprises master bedroom suite with large built in wardrobes & en-suite shower room, two further double bedrooms, bedroom four/ study, a stylish three piece family bathroom suite, bay fronted living room with wooden plantation shutters & an open fire place, separate utility room, a well-designed kitchen/ family room with bi-folding doors leading onto the paved patio and mature rear garden.

The property sits within approximately 0.5 miles from three well regarded local primary schools and a short distance to both South Park Gardens & the local Virgin Gym.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 399	✓
2 Draught proofing	£80 - £120	£ 27	✓
3 Solar water heating	£4,000 - £6,000	£ 111	✓

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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1218 SQ FT 113.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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